



**CAVENDISH ROAD**  
OXFORD, OX2 7TN

**PENNY &  
SINCLAIR**



# CAVENDISH ROAD

OXFORD, OX2 7TN

£1,150,000

**A well presented and beautifully extended four bedroom home located on a quiet residential road in North Oxford.**

Four Bedrooms • Two Bathrooms (One En-suite) • Fantastic Kitchen/Diner/Reception • Over 1840sq feet • Off Street Parking • EPC - C •

## DESCRIPTION

An extended four-bedroom home located within a highly favourable North Oxford location that offers ample living space throughout. Within the ground floor, you will find a porch leading to spacious entrance hall with clever under-stairs storage, a living room with a lovely feature bay window, a practical utility room with side access and an adjoining downstairs toilet. There is a fantastic open-plan kitchen/diner/reception with bi-folding doors leading onto the West facing garden. The kitchen/diner/reception space extends out over six meters and boasts a vaulted ceiling with six triple-glazed Velux windows and feature window above the bi-fold doors. The kitchen is well equipped with ample storage and high-end appliances. Upstairs you will find two spacious double bedrooms, a single bedroom/study and a family bathroom on the first floor. The second floor houses the master bedroom an ensuite shower room. The bedroom is a light and airy space with three large Velux windows. Outside, the property boasts off-street parking for two cars along with a sizeable West facing garden, complete with decked area and shed/workshop with plenty of space for entertaining in the warmer months.

## SITUATION

The property is situated in an excellent location with direct access to the City centre and within easy reach of Summertown providing all the day to day shopping facilities including bars, restaurants and a Marks and Spencer food hall. Also, within close proximity and walking distance is Nuffield Health Fitness & Wellbeing Centre. The Woodstock Road joins directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services directly to London Paddington and the nearby Oxford Parkway station provides regular services to London Marylebone. The property is conveniently located for access to North Oxford's excellent choice of highly sought-after schools including The Dragon, St Edward's and Oxford High School.







### VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

### SERVICES

All mains services are connected.

### FIXTURES AND FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

### TENURE AND POSSESSION

The property is freehold and offers vacant possession upon completion.

### COUNCIL TAX

Council Tax Band 'E' amounting to £2,720 for the year 2022/23.

### LOCAL AUTHORITY

Oxford City Council

Queen Street

Oxford OX1 1EN

Telephone (01865) 249811

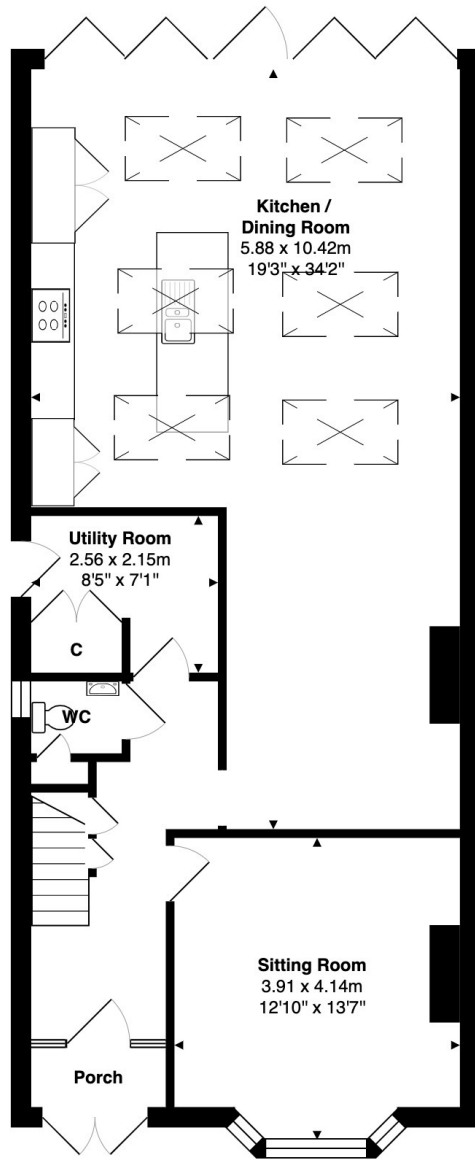


**01865 318013**

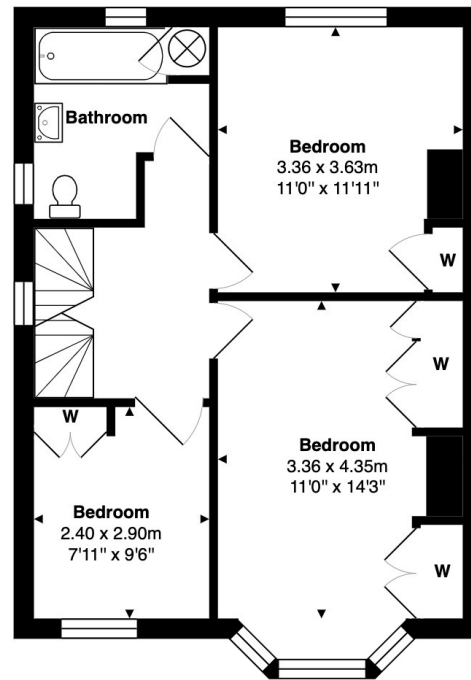
Mayfield House, 256 Banbury Road,  
Summertown, Oxford, OX2 7DE

[sales@pennyanandsinclair.co.uk](mailto:sales@pennyanandsinclair.co.uk)

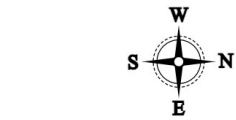




**Ground Floor**



**First Floor**

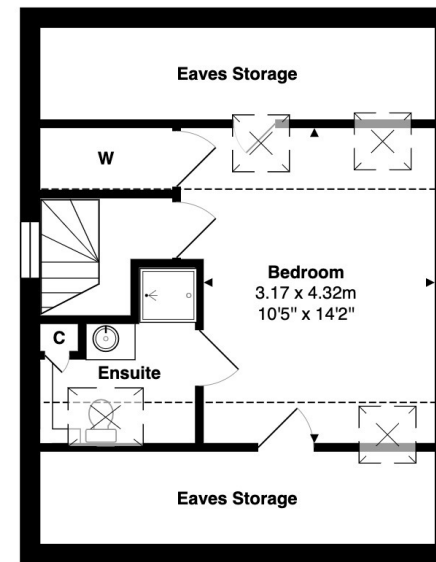


**Approximate Gross Internal Area**

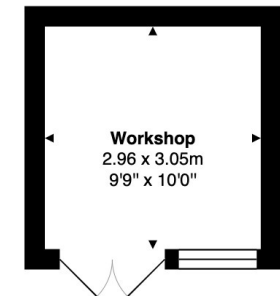
Main House 171.2 m<sup>2</sup> / 1842 ft<sup>2</sup>

Workshop 9.0m<sup>2</sup> / 97 ft<sup>2</sup>

Total 180.2 m<sup>2</sup> / 1940 ft<sup>2</sup>



**Second Floor**



**Workshop**

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